

**TOWN OF EAST WINDSOR**  
**PLANNING AND ZONING COMMISSION**  
**11 RYE STREET, P.O. BOX 389**  
**BROAD BROOK, CT. 06016**  
**(860) 623-6030**

COMMISSION:

Gary Guiliano - Chairman  
Ed Filipone - Vice Chairman  
Kevin Saunders - Secretary  
Frank Gowdy - Regular  
Tim Rodrigue - Regular

David Tyler - Alternate  
Joseph Ouellette - Alternate  
John Kehoe - Alternate

---

**AGENDA**  
**TUESDAY, JUNE 14, 2005 - 7:30 P.M.**  
**PLANNING AND ZONING COMMISSION**  
**Meeting #1455**

Commission members and alternates who are unable to attend the meeting are asked to call the Planner's Office (623-6030) before noon of the day of the meeting.

---

**I. ESTABLISHMENT OF QUORUM**

**II. ADDED AGENDA ITEMS**

**III. RECEIPT OF APPLICATIONS**

**IV. LEGAL NOTICE**

**V. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS**

**Wingate Inn** – Request for one-year extension of the Special Use Permit for the proposed Wingate Inn & Day Spa, 49 & 53 Prospect Hill Road (*expires 7/13/05*)

**VI. OTHER BUSINESS:**

**Edward Howell, Warehouse Point Fire District** - Temporary Liquor Permit for annual carnival, July 21-23, 2005, at 89 Bridge Street. [B-1 zone; Map 1, Block 12, Lot 2]

**VII. CONTINUED HEARINGS:**

**Rya Corporation** - 9-lot resubdivision and Special Use Permit for one rear lot, located on East Road (Hemlock Court, Phase II), owned by Louis C. Meyers [R-3 zone; Map 10, Block 77, Lot 5]. (*Deadline to close hearing 6/14/05*).

**Housing, LTD LLC** - 10-lot subdivision (Meadow Farms) located at 93 Depot Street (including 9 single-family homes and a 44-unit Active Adult Housing complex). Property is owned by Barbara T. Hambach, Trust. [R-2 zone; Map 20, Block 53, Lot 14]. (*Deadline to close hearing 6/28/05*)

**CONTINUED HEARINGS (Continued):**

**Housing, LTD LLC** - Site Plan Approval/Special Use Permit for 44-unit Active Adult Housing complex (Meadow Farms) located at 93 Depot Street, owned by Barbara T. Hambach, Trust. [R-2 zone; Map 20, Block 53, Lot 14]. (*Deadline to close hearing 6/28/05*)

**VIII. NEW HEARINGS:**

**Plantation Properties, LLC** - Zone Change from A-1 to M-1 for a 0.7-acre portion of property located at 47 Plantation Road. [Map 40, Block 49, Lot 7A]. (*Deadline to close hearing 7/19/05*)

**IX. NEW BUSINESS:**

**BT Properties, LLC** - Site Plan Approval to allow the construction of a 10,112 sq. ft. commercial building with associated parking and storage for Beebe Landscaping business, for property located at Newberry and Winkler Roads, owned by George W. Bardaglio. [M-1 zone; Map 15, Block 19, Lot 15]. (*Deadline for decision 7/14/05*)

**Stace Welding** – Administrative Site Plan Review to allow the construction of a 13.5' x 32' storage addition to a commercial building located at 100 Newberry Road. [M-1 zone; Map 15, Block 19, Lot 13]

**X. INFORMAL DISCUSSION:**

44 South Main Street (Rear) – Possible Elderly Housing

**XI. BUSINESS MEETING:**

- (1) Correspondence
- (2) Staff Reports

**XII. APPROVAL OF MINUTES:**

**XIII. SIGNING OF MYLARS/PLANS**

**XIV. ADJOURNMENT**